

Off Street Parking

Off street parking shall be required in all districts. Temporary parking may be permitted in street right-of-way; however, such parking shall be in addition to the minimum requirements of this section. When the parking standards in this Article are not sufficient in determining the required spaced for a specific land use, the most recent publication of the American Planning Association's "Off-Street Parking Requirements" may be used.

Residential Districts:

NB-SF 2 spaces per dwelling unit

NB-MHD 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over

NB-MD 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over

NB-HD 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over

NB-C 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over

NB-PMUD 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over

Office Buildings: One space for each 200 square feet of gross floor area in the building.

Medical or Dental Clinics and Offices: Four spaces for each doctor engaged at the clinic or office, plus one space for each two employees.

Off Street Parking (Con't)

Schools: Elementary and middle schools, one space for each two employees, plus one space for each classroom; high schools and colleges, one space for each ten students based on design capacity of the school, plus one space for each two employees.

Private Clubs, Fraternities, Sororities and Lodges: One parking space for each 200 square feet of gross floor area.

Libraries, Community Centers and other Public Buildings: One space for each 500 square feet of gross floor area in the building, plus one space for each two employees.

Retail and Commercial: One space for each 200 square feet of gross floor area in the building plus one space for each two employees.

Churches, Theaters and Restaurants: One space for each four seats based on total seating capacity.

Hotels and Motels: One parking space for each guestroom, plus one parking space for each three employees.

Any use not specified by these regulations shall require one parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off street parking shall be the sum of the requirements for the various uses computed separately. Off street loading and unloading for establishments receiving and distributing goods by motor vehicle shall provide such facilities on the premises. No motor vehicle shall be allowed to extend onto a public street right-of-way, sidewalk or alley while loading or unloading.

Santa Rosa County

NAVARRE BEACH HIGH DENSITY (0-30 DU'S PER ACRE) (NB-HD) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004 MODIFIED JAN 18, 2005)

Research done today, could save you time and money.

The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.

Note: Land Development Code is subject to change.

Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
Fax: 850-983-9874
Email: planning-zoning@co.santa-rosa.fl.us

Purpose

This district is intended to be primarily a high population density residential area.

This district shall be limited to the Core Commercial Area Only.

Uses Permitted

1. Residential Dwellings.
2. Home Occupations.
3. Public utility and service structures including but not limited to water, sewer, fire and police uses.
4. Public parks and recreational areas (see CON/REC).
5. Buildings used exclusively by federal, state or county government for public uses.
6. Residential dwelling units, single family, two family, multiple family - no more than 4 dwelling units per platted lot.
7. Single and multifamily residential dwelling units of no more than ten dwelling units per acre.
8. Single and multi-family residential dwelling units of no more than 30 dwelling units per acre.

Commercial Core Area

The Commercial Core Area is hereby established and defined as the area beginning approximately 650 feet to the west of the westerly right-of-way line of Navarre Beach Causeway and extending westerly to a point approximately 900 feet east of the easterly right-of-way line of Arkansas Street. The Commercial Core Area shall be bounded on the north by Santa Rosa Sound and to the South by the Gulf of Mexico.

Special Exceptions

Any special exceptions allowed in the preceding districts.

(Tennis centers and swimming centers, with customary attendant facilities and accessory buildings.)

Private Marina.

Building Requirements

Maximum Building Footprint.

- a. 1-4 stories - 25% of lot area;
- b. 5-7 stories - 23% of lot area;
- c. 8-9 stories - 21% of lot area; and
- d. Over 9 stories - 19% of lot area.

Building Height Line

No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.

Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.

Impervious Cover. 80% of lot area.

Yard Restrictions

Front Yard Requirements. 30 feet.

Rear Yard Requirements. 10% of lot depth. However, if sound front, no less than 50 feet from mean high water line and if Gulf front no less than 50 feet from crest of primary dune line.

Side Yard Requirements. 15 feet.

Landscaped Open Space: All multi-family residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xerispace treatments.

Signs

Signs - See Article 8/Section 8.14.00 of the Land Development Code.